

WARRANTY DEED


20110815000239450 1/2 \$315.00
Shelby Cnty Judge of Probate, AL
08/15/2011 11:25:39 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred Thousand and no/100's Dollars (\$300,000.00)** to the undersigned grantor,

AFK LAND, LLC, an Alabama limited liability company

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

MICHAEL A. CATANESE

the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of 29 Dreams, as recorded in Map Book 28, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to the one year statutory right of redemption in favor of all persons entitled to redeem the above described property from that certain mortgage foreclosure sale evidenced by that mortgage foreclosure deed dated December 17, 2010.

Subject to 2011 and subsequent year's ad valorem taxes.

Subject to covenants, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

\$220,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

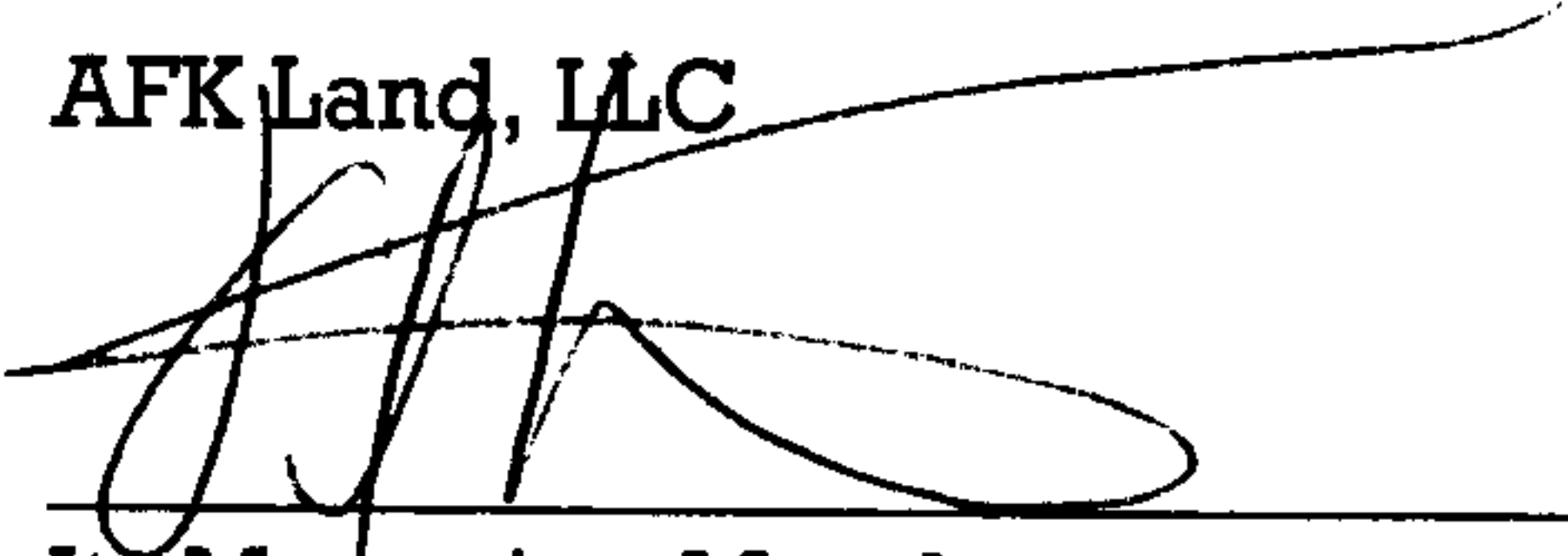
TO HAVE AND TO HOLD, to the said GRANTEE, his heirs, successors and assigns.

And AFK Land, LLC does, for itself and for it's successors and assigns covenant with the said grantee, his heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the 12th day of August, 2011.

WITNESS:

AFK Land, LLC


Its Managing Member

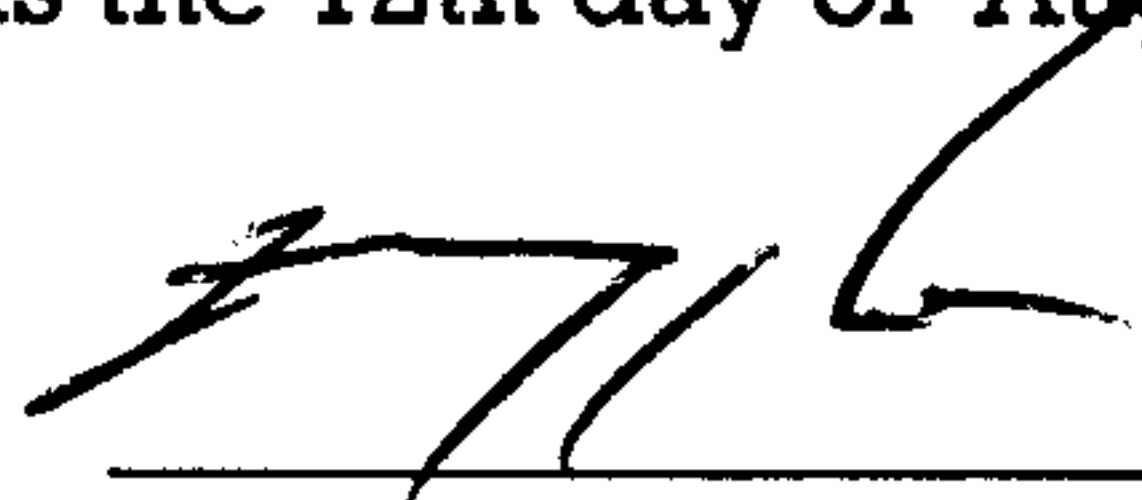
Shelby County, AL 08/15/2011
State of Alabama
Deed Tax: \$300.00

STATE OF ALABAMA
SHELBY COUNTY

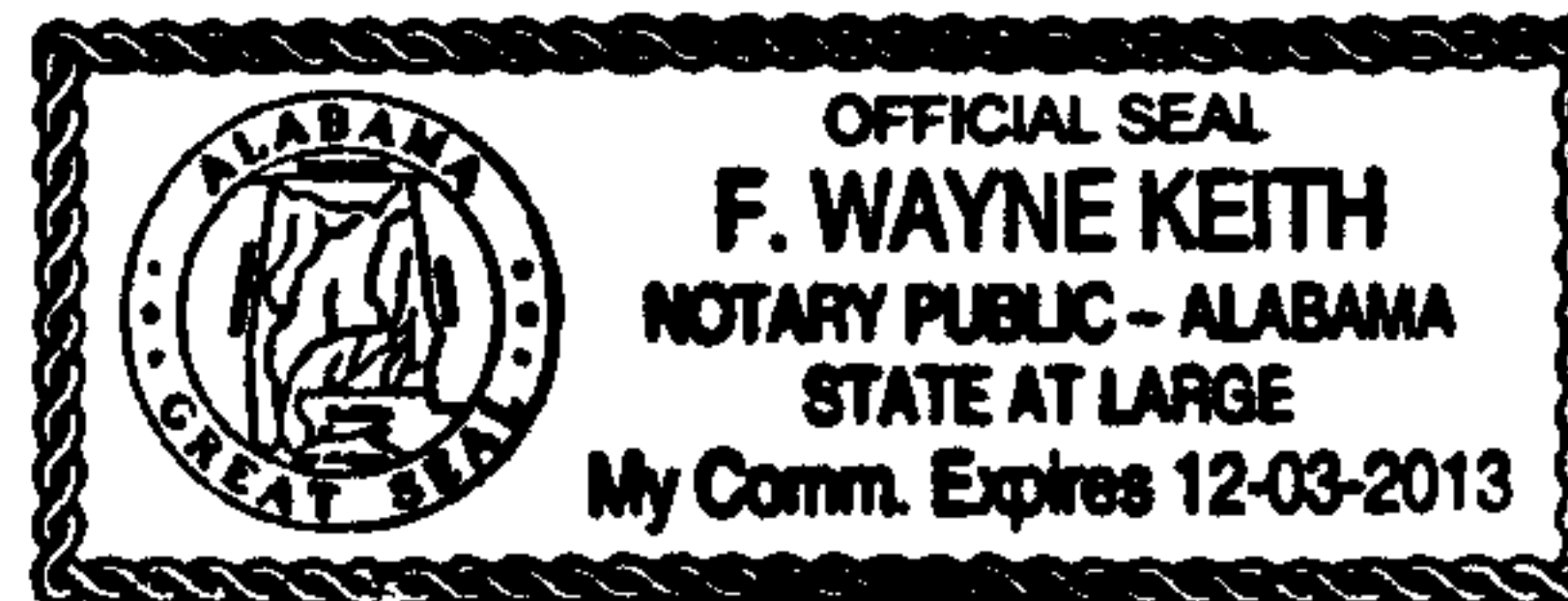
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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that David Keith, whose name as Managing Member of AFK Land, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Managing Member executed the same voluntarily and as the act of AFK Land, LLC on the day the same bears date.

Given under my hand and seal this the 12th day of August, 2011.



Notary Public



THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Michael A. Catanese
339 Grande Vista Circle
Chelsea, Alabama 35043